

Maintenance Menu Ideas

Item	Price
<p>Air-Conditioning</p> <p>Clean or replace filters. Have annual inspection done. If necessary, have it charged with coolant.</p>	
<p>Bathrooms</p> <p>Check caulk; touch up or replace as needed. Check grout; touch up or replace as needed</p>	
<p>Cabinets</p> <p>Tighten hinges. Adjust to level.</p>	
<p>Decks</p> <p>Apply water repellent. Replace warped boards.</p>	
<p>Disposals</p> <p>Unclog.</p>	
<p>Doors</p> <p>Refinish exterior door. Adjust weather stripping and/or threshold. Adjust interior door.</p>	
<p>Drains</p> <p>Unclog drain. Unclog toilet.</p>	
<p>Driveways, Walks, Steps</p> <p>Seal minor cracks.</p>	
<p>Dryer</p> <p>Clean dryer exhaust vent.</p>	
<p>Electrical</p> <p>Reset tripped breaker. Replace bulbs in high fixtures. Test smoke detectors and outlets with ground fault circuit interrupters (GFCI).</p>	

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<p>Exterior Brick/Stucco Veneer</p> <p>Repair cracks.</p>	
<p>Faucets</p> <p>Clean aerators. Replace washers/o-rings.</p>	
<p>Fireplace</p> <p>Clean chimney. Inspect damper for correct operation.</p>	
<p>Fire Extinguisher</p> <p>Do the annual inspection.</p>	
<p>Floors</p> <p>Seal concrete floor. Polish marble. Clean, seal, and/or touch up grout. Stretch carpet. Re-coat hardwood flooring.</p>	
<p>Foundation</p> <p>Fill cracks with epoxy. Correct settlement of backfill.</p>	
<p>Glass</p> <p>Replace broken windows.</p>	
<p>Gutters and Downspouts</p> <p>Clean and check.</p>	
<p>Heating systems</p> <p>Have annual inspection done. Clean or replace filter. Clean humidifier. Relight pilot.</p>	
<p>Holidays</p> <p>Install decorative lighting.</p>	
<p>Landscaping</p> <p>Fill depressions. Replace dead or sick shrubs and/or trees.</p>	
<p>Plumbing</p> <p>Check drain traps.</p>	

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Item	Price
Security Systems Replace batteries.	
Septic System Order annual inspection. Have system cleaned.	
Shower Clean shower heads. Re-grout as needed. Re-caulk as needed.	
Smoke Detectors Test them. Replace batteries.	

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Termites Inspect foundation and basement, if any. Have exterminator treat any termites.	
Trim and/or Moldings Re-caulk as needed.	
Walls and/or Ceilings Repair minor cracks. Paint as needed for repairs.	
Water Heaters Wrap with insulation. Drain sediment. Check temperature. Check pressure valve.	